

P & B, LLC, GRANTOR

TO WARRANTY DEED

EDS, LLC, GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged that P & B, LLC., does hereby sell, convey and warrant unto EDS, LLC, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED DESCRIPTION

The warranty in this deed is subject to subdivision and zoning regulations in Desoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

Taxes to be pro-rated at closing and possession to take place upon closing.

WITNESS MY SIGNATURE this the 3rd day of September, 1999.

P & B, LLC.

Paul E Brown
BY: PAUL BROWN,

Title: Manager, Partner

STATE MS.-DESOTO CO.
FILED

SEP 15 10 20 AM '99

BK 359 PG 401
W.E. DAVIS CH. CLK.

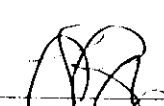
STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named Paul Brown as MANAGING PARTNER of P & B, LLC, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free and voluntary act and deed on behalf of said P & B, LLC after first being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office, this the 3rd day of September, 1999.

MY COMMISSION EXPIRES:

(SEAL) 11/20/99


NOTARY PUBLIC

GRANTOR: P. O. Box 875 Southaven, MS 38671
(H) NONE (W) 988-7795

GRANTEES: 1379 Lancaster Dr. Memphis, TN 38100
(H) NONE (W) 682-6111

Prepared by & return to: Les Shumake, P. O. Box 803, Olive Branch, MS 38654
895-5565

62.13 acre, 2,706,218 square feet, more or less, tract of land being located in the Northeast, Northwest, Southeast and Southwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 2, being a PK nail found in the center of Hacks Cross Road; thence South $86^{\circ}-10'-57''$ West for a distance of 855.62 feet to a fence rail found on the South line of the proposed Magnolia Lakes Development, said rail being the true point of beginning for the herein described tract; thence continue South $86^{\circ}-10'-57''$ West for a distance of 1796.02 feet to a fence rail found at the Southwest corner of Magnolia Lakes, Section B Subdivision; thence South $86^{\circ}-03'-31''$ West along the South line of Magnolia Estates, Section "N" for a distance of 599.33 feet to a $\frac{1}{2}$ " rebar set on the Northeast right-of-way line of The Burlington Northern Railroad; thence along said right-of-way South $50^{\circ}-11'-28''$ East for a distance of 3256.22 feet to a $\frac{1}{2}$ " rebar set at a Southwest corner of the Mary Martin Tract (Book 275, Page 711); thence North $03^{\circ}-45'-00''$ West for a distance of 1727.91 feet to a $\frac{1}{2}$ " rebar set at the Northwest corner of the Dewey Abbott Tract (Book 167, Page 57); thence North $86^{\circ}-45'-38''$ East for a distance of 487.02 feet to a $\frac{1}{2}$ " rebar set; thence North $03^{\circ}-45'-00''$ West for a distance of 10.00 feet to a $\frac{1}{2}$ " rebar set; thence North $86^{\circ}-45'-38''$ East for a distance of 351.01 feet to a $\frac{1}{2}$ " rebar set at a Northeast corner of said Abbott Tract on the West right-of-way of Hacks Cross Road (106' wide); thence along said right-of-way North $03^{\circ}-45'-00''$ West for a distance of 60.00 feet to a $\frac{1}{2}$ " rebar set at the Southeast corner of the J. D. Stark Tract (Book 136, Page 319); thence South $86^{\circ}-45'-38''$ West for a distance of 838.03 feet to a $\frac{1}{2}$ " rebar set at the Southwest corner of said Stark Tract (A $1\frac{1}{2}$ " galvanized pipe found 18.49 feet to East of property corner); thence North $03^{\circ}-45'-00''$ West for a distance of 260.01 feet to a $\frac{1}{2}$ " rebar set at the Northeast corner of said Stark Tract; thence North $86^{\circ}-45'-38''$ East for a distance of 35.44 feet to a $\frac{1}{2}$ " rebar set; thence North $03^{\circ}-41'-08''$ West for a distance of 210.37 feet to the true point of beginning and containing 62.13 acre, 2,706,218 square feet, more or less, tract of land being subject to all codes, regulations, subdivision covenants and revisions, easements and rights of way of record.